



**Aldreds**  
Estate Agents

18 Cory Drive

Oulton Broad, Lowestoft, NR32 3QT

Guide Price £300,000





## 18 Cory Drive

Oulton Broad, Lowestoft, NR32 3QT

Aldreds are delighted to offer this larger than average three bedroom detached house situated in this very desirable Oulton Broad location. This property offers superb spacious and versatile family accommodation including an entrance hall, a spacious lounge leading into a beautiful garden room, an open plan kitchen/diner, utility room and a cloakroom on the ground floor. On the first floor there is a central galleried landing with three spacious bedrooms (master with dressing area and ensuite) and a family bathroom. To the outside of the property there are wrap around gardens laid to artificial turf with a spacious driveway providing ample off road parking leading to a detached brick built garage, with a very well presented enclosed sunny rear garden which is laid to artificial grass and modern patio seating area ideal for bistro style dining. Presented to an excellent standard throughout with quality fixtures and fittings, an early viewing is strongly recommended to appreciate the spacious living space along with the extended garden room.

### Entrance Hall

Luxury vinyl flooring, composite sealed unit glazed entrance door, radiator, stairs leading to first floor, flat plastered ceiling.

### Kitchen/Dining Room

9'8" x 18'6" (2.97 x 5.66)

Luxury vinyl flooring, flat plastered ceiling, double aspect uPVC windows, full range of quality fitted kitchen units with extended timber work surfaces, double stainless steel sink with single drainer, built in appliances including dishwasher, fridge/freezer, double electric oven with matching ceramic hob, stainless steel extraction cooker hood with glass splashback, full length storage cupboard, ample space for family size dining table and chairs, radiator, tv point, power points, flat plastered ceiling with inset spotlighting.

### Utility Room

Luxury vinyl flooring, fitted units with extended work surfaces, one of the units encloses the energy efficient boiler, recess for white goods and plumbing for washing machine, uPVC door leading to side driveway.

### Cloakroom

Luxury vinyl flooring, modern cloakroom suite comprising of a low level WC, wall mounted sink with tiled splashback, radiator, extractor fan.

### Lounge

10'8" x 18'9" (3.26 x 5.73)

Fitted carpet, flat plastered ceiling, uPVC window, power points, tv point, radiator, modern fireplace with inset living flame smoke effect electric fire, double patio doors leading to garden room.







### Garden Room

13'3" x 12'8" (4.06 x 3.88)

Luxury vinyl flooring, pitched all-weather ceiling with inset spotlighting, large aspect uPVC windows, power points, wall mounted heater, double patio doors leading to rear garden.

### Central Galleried Landing

Fitted carpet, radiator, uPVC window, power points, full length airing cupboard.

### Bedroom 1 (with Dressing Area)

10'11" x 18'8" (max) (3.33 x 5.70 (max))

Fitted carpet, double aspect uPVC windows, power points, tv point, radiator.

Dressing Area:

Full range of modern fitted wardrobes.

### Ensuite

Laminate flooring, double width fully tiled shower cubicle, enclosed by sliding glass screen doors, pedestal sink with tiled splashbacks, low level WC, uPVC window, radiator with towel rail.

### Bedroom 2

9'4" x 10'8" (2.87 x 3.27)

Fitted carpet, double aspect uPVC windows, flat plastered ceiling, power points, tv point, a range of fitted wardrobes.

### Bedroom 3

9'7" x 7'6" (2.93 x 2.29)

Fitted carpet, uPVC window, radiator, power points, tv point, double fitted wardrobe.

### Family Bathroom

Luxury vinyl flooring, modern bathroom suite comprising of a panel bath with tiled splashbacks and shower mixer tap, pedestal sink, low level WC, radiator with towel rail, uPVC window, inset spotlighting, extractor fan.

### Outside

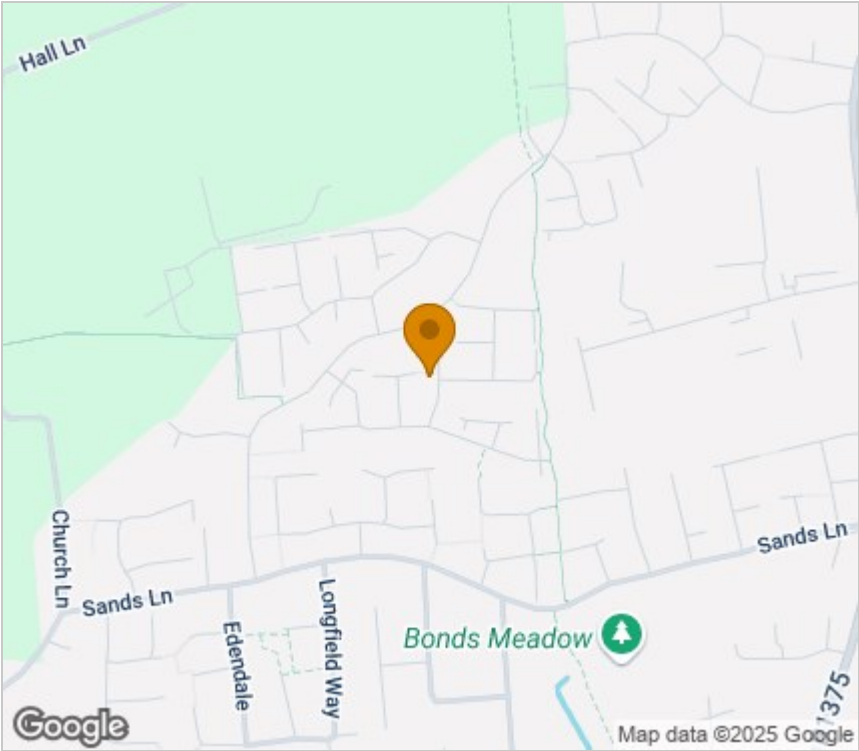
To the front and side of the property there are wrap around gardens laid to artificial grass and enclosed by wrought iron fencing and gate, a spacious driveway providing ample off road parking leading to a detached pitched roof brick built garage with power points and lighting. To the rear there is a very well presented and sunny garden enclosed by high fencing and brick walls, laid to artificial turf, patio seating area, side gate leading to side garden, timber and felt garden shed.



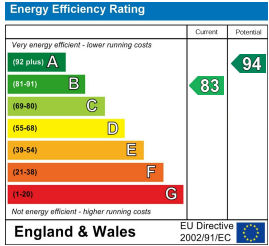
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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